

District Three Planning Committee Meeting Minutes August 3, 2009

The meeting was called to Order at 5:49 pm by Chair Jim Tate Hill.

Present:

Jim Tate Hill
Abe Lopez
Charles Dowling
Crystal Jackson
Margie Reisz arrived at 5:56 pm

Absent:

Marlin Keeling, Debbie Darden

Others Present:

Dirk Poeschel, Elias Saliba, Martin Garcia, Carlos Horta, Rafael Flores, Rob Walker, Richard Anderson, Jason Tenty, Jamie Gonzalez, Bobbie Parks, Brunette Harris, See Moua from Councilmember Sterling's Office, and Gregory Barfield, staff to the committee

Approval of Minutes

M/ Dowling S / Jackson

To approve the minutes of July 20, 2009 as presented (Lopez not voting)

PASSES

M/ Jackson S/ Lopez

To approve the minutes of the special meeting of June 29, 2009

PASSES

Review of Projects:

A-09-04, R-09-08, C-09-118 3015 South Cherry

Dirk Poeschel on behalf of the applicant, pertains to 0.96 acre of property located on the southwest corner of South Cherry and East North Avenues, east of State Route 41. The Plan Amendment proposes to amend the planned land use from heavy industrial to the light industrial use. The rezone purpose to reclassify the property from the AL-20. The conditional use permit is to request to allow an associated church use and off-street parking on the property.

Mr. Poeschel provided an overview of the request from an existing church who has owned the property for over 15 years and wishes to expand. Meetings have occurred with Councilmember Sterling and Traffic staff. Are dealing with noise impacts, bus bay and will match current themes of current church. Improvements to the street along North and Cherry will be added.

Questions regarding the operational statement, hours of operations, and overnight sleeping room usage. A question regarding the conditions of the church at Ashlan and Cornelia and the length of stay.

Questions on when notice to the general community. This will occur when the project moves toward the Planning Commission process. Mr. Poeschel did state that it was the church's desire to reach out to the neighboring church. He stated that he does send out a letter once the matter is ready to move to the Planning Commission and will do that in this matter also.

A-09-04, R-09-08, C-09-118 3015 South Cherry (con't)

M/ Jackson S/ Lopez to approve the project

With the following conditions, that the length of stay of be limited (see the Ashlan and Cornelia church and similar approved venues), and that the neighbors be notified about the proposed project with verification returning back to the committee. Also, with all sidewalk and infrastructure on North and Cherry being completed.

PASSES 4-1 (Reisz no)

S-09-61 801 B Street

Proposes to convert an existing 2,500 square foot-single family residential dwelling unit into a multiple family residential triplex with one second story unit proposed at 1,300 sq.ft. and the two first floor units proposed at a combined total of 2,283, with a 576 sq. ft. carport. The property is zoned R-2

Carlos Horta presented the project on behalf of Rafael Flores to take an existing home and turn it into a triplex.

Questions about the parking and the rehab of the existing home, entry into the upper units, landscaping and the surrounding neighborhood. Access to the unit for ADA standards. There will be a lift up to the lower units due to the height of the building on B Street.

One of the lower units does not meet ADA requirements in the bathroom and may be reduced from three bedrooms to two. Many questions about how far along and detailed are the plans and the details of the project as the applicant.

M/ Reisz S / Lopez

To have project return when the ADA for the bathroom and front porch access and plans are more completed. Further that there be wrought iron fencing along B and Inyo be added.

PASSES (5-0)

S-09-060 1046 North Crystal Avenue

Elias Saliba and Martin Garcia were present and provided an update on the to 0.30 acre of property located on the east side of North Crystal Avenue between North Hughes Avenue and State Route 99. The applicant proposes the construction of an approximate 260 square foot garage attached to 2 townhouses with attached garages; each unit is approximately 1700 sq. feet. Applicant stated that elevations and landscaping plans were also submitted. Questions about the fencing to the rear (corrugated metal siding) and the intention of the owner to reside on site, which he has said he may live on site. Setbacks are all at 20 feet from rear to sides. Further questions about flood control issues.

M / Lopez S/ Dowling to Approve S-09-060

PASSES (5-0)

S-09-074 3100 West Nielsen Avenue

Rob Walker and Richard Anderson presented this project on behalf of the Economic Opportunities Commission pertains to 4.7 acres of property located on the north side of West Nielsen Avenue between North Marks and North Valentine Avenues. The applicant proposes the construction of a 5,900 sq.ft. Transit building and 775 square foot cold storage addition and interior renovations to the office/ administrative space of the Food Preparation Center. The committee focused on the expansion of jobs, future expansion of site, and the proposed use of the old building. Local hiring of contracts, subs, and community members. And no economic stimulus funding is being used as carry over funds are now allowing this project to move forward.

**M/ Jackson S/ Lopez to approve the project S-09-074
PASSES (5-0)**

C-09-122 2139 Stanislaus Street

Jason Tenty and Jamie Gonzalez presented the project on the project that pertained to 0.48 acre of property location the southwesterly corner of Stanislaus and L Street in downtown Fresno. The applicant proposes the construction of a five-story mixed use building with commercial uses and 17 off street parking stalls and an above the ground floor after the demolition of the existing on-site structure and surface parking lot.

The applicant updated the committee on the status of the removal of the current building. The parking has been updated to include 24 stalls

Brunette Harris from the HEAT for SW Fresno, has concerns that included is this the largest project? She felt that the committee was starting to make the downtown look like San Francisco and LA with high rises and commercial on the bottom.

Questions returned to the committee and at the role of Cornerstone Church were asked. Bastian Court has purchased the project from the church and with Mission Housing plan to build this tax credit project. Cornerstone Church may be active in the property management of the project. Each floor will have a conference room / small class room for the use of the building community.

The question about the interface of the Cultural Arts district and the market of who may want to seek this type of housing may be more empty nesters, starters and young couple over and seniors and small families.

Looking to use low maintenance materials to keep look up over time.

Further discussion centered on the desire to have a mix of incomes in a project, with the committee being updated on the history of this project and its current status as a tax credit project.

The committee also stressed the need to be able to create opportunities for jobs, contracts for small business. The property management should also be local. The applicant stated that they indented for Cornerstone to manage property and help mold programming for the residents.

C-09-122 2139 Stanislaus Street (con't)

M/ Reisz S/ Dowling

To approve C-09-122 with the following conditions:

Ensure that the internal railings be high enough and provide proper safety for small children so that they would not be about to go over the rails.

Ensure that the external balconies be clutter free (see any other project in uptown area with this condition)

Provide a property netting or barrier to keep birds out.

Provide some type of shading cover for the play area /structure(s) located on the first floor for the internal courtyard.

PASSES (5-0)

S-09-47 1118 Fulton Mall

Pertains to 0.26 acre of property located on the northwesterly side of Fresno Fulton Mall between Mariposa mall and Fresno Street in downtown Fresno. The applicant proposes exterior façade renovation and interior tenant improvements to an existing two story building with basement and mezzanine to create new mixed use level 2 planned land use under the 2025 General Plan.

Review at the next meeting due to the lateness of the hour.

Brunette Harris wanted to inquiry about open public statements. A brief conversation took place, regarding how normally that would be in order and open discussion has taken place throughout the meeting but due to the hour, can this be held over. The Chair also requested that those comments be listed at the beginning of the meeting so community members would not have to wait.

The committee dismissed at 8:50 pm.